

ORDINANCE NO. 010329-45

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3806-3808 MANCHACA ROAD, FROM LIMITED OFFICE (LO) DISTRICT AND COMMUNITY COMMERCIAL (GR) DISTRICT TO SINGLE FAMILY RESIDENCE SMALL LOT (SF-4A) DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from limited office (LO) district and community commercial (GR) district to single family residence small lot (SF-4A) district on the property described in File C14-01-0004, as follows:

A 1.974 acre tract of land, more or less, out of the Charles H. Riddell Survey, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as 3806-3808 Manchaca Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

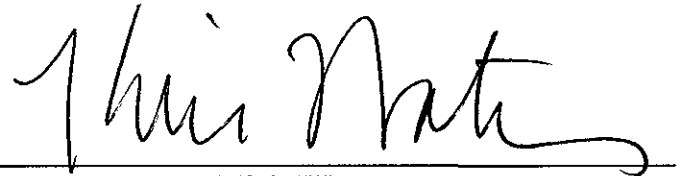
PART 2. The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 3. This ordinance takes effect on April 9, 2001.

PASSED AND APPROVED

_____, 2001

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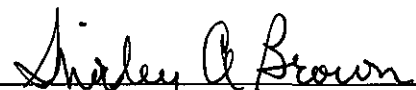
Kirk Watson
Mayor

APPROVED:



Andrew Martin
City Attorney

ATTEST:



Shirley A. Brown
City Clerk

FIELD NOTES

BEING 1.974 ACRES OF LAND LOCATED IN THE CHARLES H. RIDDELL SURVEY, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF LOT 1, NORET AND HURWITZ SUBDIVISION RECORDED IN VOLUME 79, PAGE 193 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.974 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found for the southeast corner of said Lot 1, same being the northeast corner of Lot A, Porter Heights recorded in Book 21, Page 2 of the Plat Records of Travis County, Texas, said iron rod also being in the west line of Manchaca Road (80' ROW);

THENCE westerly along the common line between said Porter Heights and Lot 1 the following three (3) courses:

1. N 62°24'44" W a distance of 179.26 feet to a 1/2-inch iron rod found for corner;
2. N 62°19'30" W a distance of 154.51 feet to a 1/2-inch iron rod found for corner;
3. N 62°29'56" W a distance of 247.58 feet to a 1/2-inch iron rod with plastic cap stamped "McAngus Surveying" set for corner;

THENCE N 27°32'23" E crossing said Lot 1 a distance of 147.16 feet to a 1/2-inch iron rod with plastic cap stamped "McAngus Surveying" set for corner in the north line of said Lot 1, same being the south line of Lot 1, Dill Addition recorded in Volume 63, Page 100 of the Plat Records of Travis County, Texas;

THENCE S 62°27'37" E along the common line between said Lot 1 Dill Addition and Lot 1, Noret and Hurwitz Subdivision a distance of 250.08 feet to a 1/2-inch iron rod found for the southeast corner of said Lot 1, Dill Addition, same being the southwest corner of that certain 0.825 acre tract conveyed to W.B. Sharp recorded in Volume 818, Page 357 of the Deed Records of Travis County, Texas;

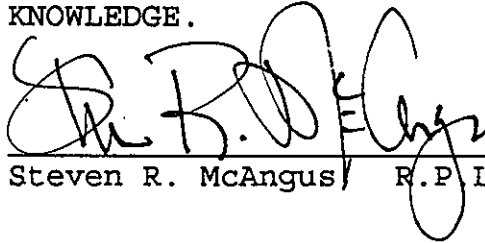
THENCE S 62°30'00" E along the common line between said 0.825 acre and Lot 1, at a distance of 157.23 feet passing a 3/4-inch iron pipe found for the southeast corner of said 0.825 acre tract, same being the southwest corner of that certain 0.290 acre tract conveyed to Floyd A. Dodson by deed recorded

in Volume 3066, Page 2370 of the Deed Records of Travis County, Texas, continuing for a total distance of 336.73 feet to a 1/2-inch iron rod found for the southeast corner of said 0.290 acre tract in the aforementioned west line of Manchaca Road;

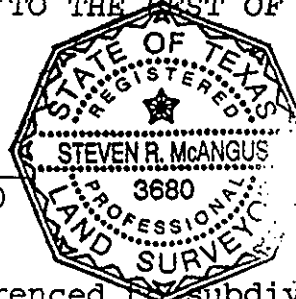
THENCE southerly along said west line of Manchaca Road the following two (2) courses:

1. S 29°42'47" W a distance of 65.08 feet to a 1/2-inch iron rod found for corner;
2. S 29°37'03" W a distance of 82.76 feet to the POINT OF BEGINNING of the herein described tract and containing 1.974 acres of land, more or less.

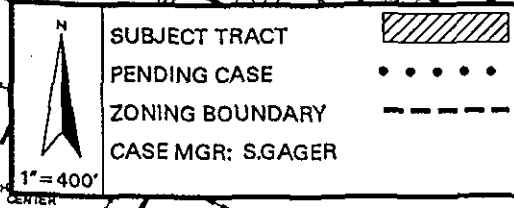
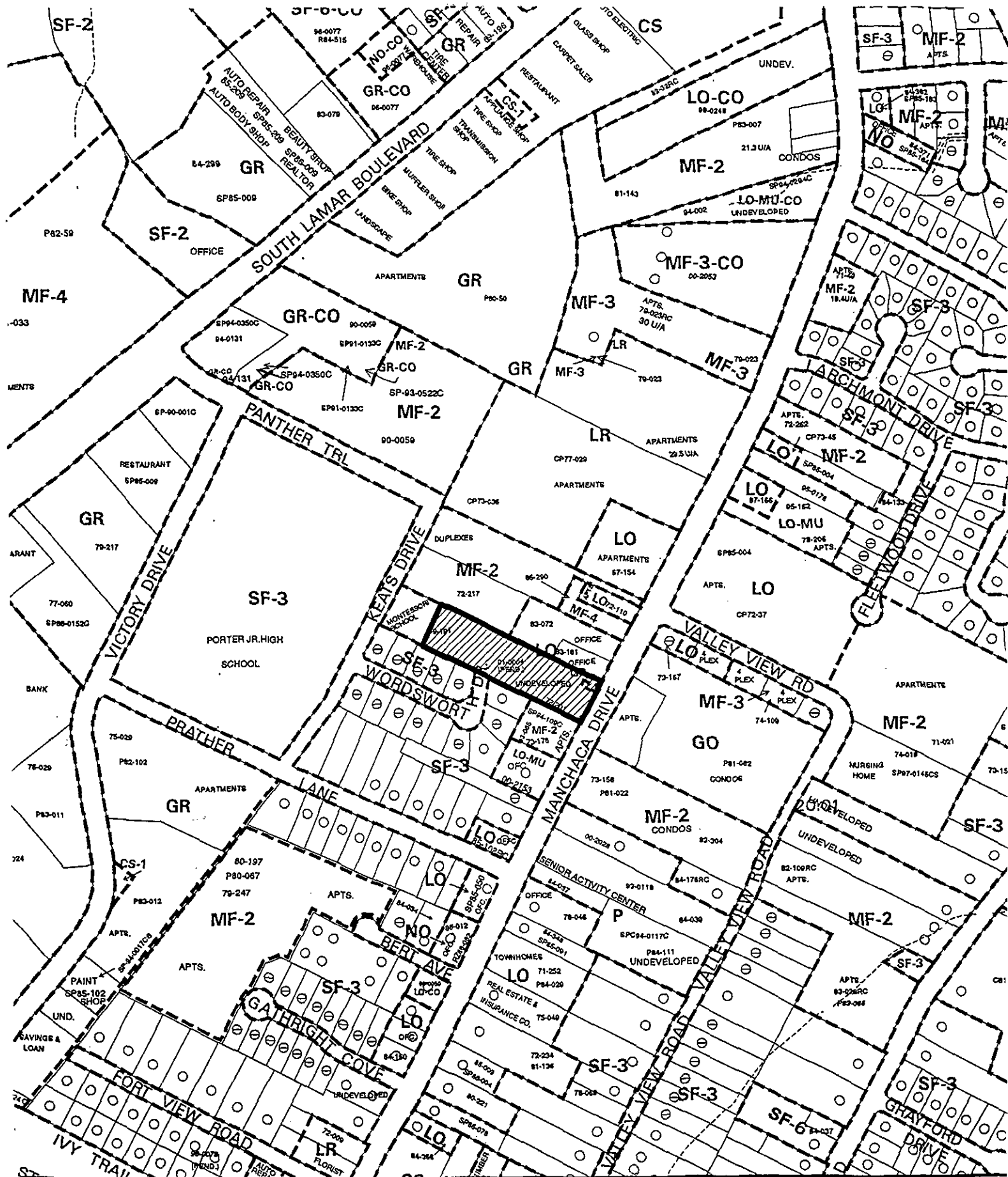
I HEREBY CERTIFY THAT THIS METES AND BOUNDS DESCRIPTION WAS PREPARED FROM A SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



Steven R. McAngus R.P.L.S. No. 3680



(The bearings shown hereon are referenced to subdivision plat of Noret and Hurwitz Subdivision recorded in Volume 79, Page 193 of the Plat Records of Travis County, Texas.)



CASE #: C14-01-0004

ADDRESS: 3806 MANCHACA ROAD

SUBJECT AREA (acres): 1.974

ZONING EXHIBIT B

DATE: 01-02

INTLS: BAR

A17

CITY GRID
REFERENCE
NUMBER

G19